



Town of Cottesloe

I hereby certify that the minutes of the Special Council meeting held
on

Wednesday, 10 July 2024

were confirmed as a true and accurate record by Council resolution.

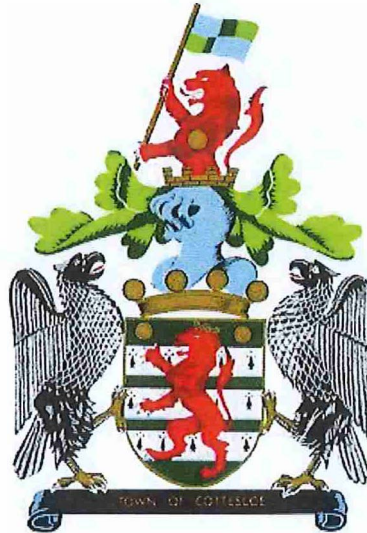
Signed:

Presiding Member

Date: 23 July 2024

A handwritten signature in black ink, appearing to read 'Amanda Jones', is written over the 'Signed:' and 'Presiding Member' text.

TOWN OF COTTESLOE



SPECIAL COUNCIL MEETING CONFIRMED MINUTES

SPECIAL COUNCIL MEETING
HELD IN THE
Council Chambers, Cottesloe Civic Centre
109 Broome Street, Cottesloe
5:00 PM Wednesday, 10 July 2024

A handwritten signature in black ink, appearing to read "W. Scott", is written over a large, stylized, wavy line.

WILLIAM MATTHEW SCOTT
Chief Executive Officer

11 July 2024

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Agenda and minutes are available on the Town's website www.cottesloe.wa.gov.au

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1 DECLARATION OF MEETING OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member announced the meeting opened at 5 pm.

I would like to begin by acknowledging the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet today, and pay my respects to their Elders past and present. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.

2 DISCLAIMER

The Presiding Member drew attention to the Town's Disclaimer and the paragraph that advises formal meetings of Council will be audio/visually recorded.

3 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

4 PUBLIC QUESTION TIME**4.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

4.2 PUBLIC QUESTIONS

Nil

5 PUBLIC STATEMENT TIME

Nil

6 ATTENDANCE**Elected Members**

Mayor Lorraine Young

Cr Helen Sadler

Via electronic means

Cr Melissa Harkins

Cr Chilla Bulbeck

Cr Brad Wylynko

Cr Michael Thomas

Cr Jeffrey Irvine

The Presiding Member advised that Cr Sadler had declared that her method of remote attendance would allow her to maintain communication and enable her to fully participate in the meeting and that she was able to maintain confidentiality for any part of the meeting that was closed.

Officers

Mr William Matthew Scott	Chief Executive Officer
Mr Shaun Kan	Director Engineering Services
Ms Jacquelyne Pilkington	Governance & Executive Office Coordinator
Ms Larissa Stavrianos	Executive Office Trainee

6.1 APOLOGIES

Nil

Officers Apologies

Mr Steve Cleaver	Director Development and Regulatory Services
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6.2 APPROVED LEAVE OF ABSENCE

Cr Katy Mason
Cr Sonja Heath

6.3 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7 DECLARATION OF INTERESTS

Nil

8 PRESENTATIONS

8.1 PETITIONS

Nil

8.2 PRESENTATIONS

Nil

8.3 DEPUTATIONS

Nil

9 REPORTS

9.1 REPORTS OF OFFICERS

CORPORATE AND COMMUNITY SERVICES

9.1.1 NOTICE OF INTENTION TO LEVY DIFFERENTIAL RATES

Directorate: Corporate and Community Services
Author(s): William Matthew Scott, Chief Executive Officer
Authoriser(s): William Matthew Scott, Chief Executive Officer
File Reference: D24/26874
Applicant(s):
Author Disclosure of Interest: Nil

SUMMARY

For Council to consider resolving to advertise its intention to levy differential rates and minimum rates.

OFFICER RECOMMENDATION IN BRIEF

That Council advertise its intention to levy differential rates in the dollar and minimum rates, adopt the attached Rating Objects and Reasons for 24/25.

BACKGROUND

The Town of Cottesloe has previously imposed differential rates based on the purpose for which land is zoned or for which the land is used for (vacant or improved).

In accordance with Section 6.36, Local Government Act 1995, the Town is required to give local public notice of its intention to impose differential general rates prior to adopting its 2024/2025 budget.

OFFICER COMMENT

For many years the Town has imposed differential rates, via the use of six (6) different rate categories, being:

1. GRV Residential Improved (RI);
2. GRV Residential Vacant (RV);
3. GRV Commercial Improved (CI)
4. GRV Commercial Vacant (CV)
5. GRV Commercial Town Centre (CT)
6. GRV Industrial (ID)

These rate categories represent the various land zonings/uses and whether the land is vacant or improved. Generally, these rating categories have enjoyed the same rate in the dollar and minimum Rate, with the exception of GRV Commercial Town Centre (CT). Though the remaining five (5) rate categories represent different zonings and uses, they have previously enjoyed the same rate in the dollar and minimum rate, and therefore under the Local Government Act 1995, they are considered as one general GRV rating category.

Of these rating categories, Residential Improved (RI) properties, which represents 92% of rateable properties (or 87% of total rates generated) receive a domestic waste service, a service which is not available to other (non residential improved) rateable properties. The domestic waste service is not currently being charged separately in rate notices, however it is a significant cost to the Town, estimated at \$1.8m in 23/24 (or 16% of GRV RI rates raised). It is understood a majority of Local Governments recover their domestic waste service costs via a separate waste charge/levy and not via rates.

Though it is not currently compulsory to separate waste from rates, the Town has recently been advised by WALGA that it is likely to be raised in the next tranche of Local Government reforms to be implemented in 24/25. It is understood that separating waste from rates will provide the community a better understanding and appreciation of the cost of dealing with domestic waste, and incentivise local governments and communities to develop programmes to reduce waste, which will subsequently reduce this cost to the community in the future.

The separation of waste costs has been discussed at the Council Budget workshops, and the draft 2024/25 Annual Budget is being prepared on this basis. Had domestic waste services been separated from Residential Improved Rates (and charged separately) in 2023/24 the Rate in the dollar for this rate category would have reduced by 16% (0.06337 to 0.05306).

Given the above change, the 24/25 Rates in the Dollar proposed for advertising have been developed on similar basis of a 16% reduction of the GRV RI rate in the dollar, as compared to GRV RV, CI, CV & ID rate categories. The GRV RI minimum rate has also been reduced to reflect the separation of domestic waste service within this category.

The remaining rate category, GRV Commercial Town Centre (CT) has a separate differential rate only applied to commercial and industrial properties in the Cottesloe Town Centre precinct. The CT rate in the dollar represents the Commercial Improved (CI) rate in the dollar, plus the rate that is levied on behalf of ProCott – who use the funds in agreement with the Town – to promote and improve commercial activity within the Town Centre.

There has also been a minor change to minimum rate for Commercial Vacant (CV). As there are only 12 properties in this category, if the same minimum was used for Commercial Improved (CI), more than half the properties (9) would fall into the minimum rates category, which would require Ministerial approval. To avoid this requirement and possible additional delays in adopting the 24/25 annual budget, the minimum rate has been set lower to \$1100 (as compared to \$1383), which will result in only 2 (out of 12) properties being charged the minimum rate.

The proposed rates in the dollar and minimum rates are estimated to generate an additional \$715,000 in annual revenue (after deducting last year's waste service charges). This increase equates to an average increase of 5.4%.

The Council is considering using this additional revenue to address various needs, including covering general cost increases and investing in additional public amenities, as identified in the Council Plan (<https://www.cottesloe.wa.gov.au/documents/11724/council-plan-2023-2033>).

The Town's Rating Objects and Reasons have been updated to reflect the changes discussed in this report. Council is requested to adopt these, so to provide additional context to community members when preparing their submission on the proposed rates in the dollar/minimum rates. The submission period is a minimum of 21 days, and Council will not be able to adopt the 24/25 Annual Budget (including the rates in the dollar/minimum rates) until it has considered any submissions received.

ATTACHMENTS

9.1.1(a) Rating Objects and Reasons [under separate cover]

CONSULTATION

Elected Member Budget Workshops.

STATUTORY IMPLICATIONS

Local Government Act 1995

Section 1.7 Local Public Notice

Section 6.33 Differential General Rates

Section 6.36 Local Government to give notice of certain rates

Section 6.35 Minimum Rates

Local Government (Administration) Regulations 1996

Regulation 3A Requirements for local public notice (Act s. 1.7)

POLICY IMPLICATIONS

There are no perceived policy implications arising from the officer's recommendation.

STRATEGIC IMPLICATIONS

This report is consistent with the Town's *Council Plan 2023 – 2033*.

Priority Area 4: Our Leadership and Governance - Strategic leadership providing open and accountable governance.

Major Strategy 4.1: Engage, inform and actively involve our community in Council decision making.

RESOURCE IMPLICATIONS

Resource requirements are in accordance with the existing budgetary allocation.

10 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

11 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY:

11.1 ELECTED MEMBERS

11.2 OFFICERS

12 MEETING CLOSED TO PUBLIC

12.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

12.2 PUBLIC READING OF RECOMMENDATIONS THAT MAY BE MADE PUBLIC

13 MEETING CLOSURE

The Presiding Member announced the closure of the meeting at 5:04 pm.